



**SOUTH END LANDMARK DISTRICT COMMISSION  
PUBLIC HEARING STAFF NOTES**

*Held virtually via Zoom*

**April 5, 2022**

**Commissioners Present:** John Amodeo, Catherine Hunt, and John Freeman

**Commissioners Absent:** Diana Parcon and Fabian D'Souza

**Staff Present:** Gabriela Amore, Preservation Planner; Rachel Ericksen, Preservation Planner; Kira Torrieri, Preservation Assistant

A full recording of the hearing is available at:

<https://www.boston.gov/historic-district/south-end-landmark-district>

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**5:32 PM:** Chair J. Amodeo called the public hearing to order. He explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public hearing was being conducted virtually via the online meeting platform Zoom in order to review Design Review applications. He also briefly explained how to participate in the online hearing. Lauren Bennett of the Boston Sun was present.

Following this brief introduction he called the first Design Review application.

## **VIOLATIONS**

**APP # VIO.22.0551**

**TIME: 5:34PM**

**30 DWIGHT STREET**

Applicant: Preston Lemanski

Proposed work: Requesting PVC exhaust piping to be exposed at exterior of garden level.

**Project Representative:** Preston Lemanski was the project representative.

**Documents Presented:** Photos of existing conditions and plans for the proposed work.

**Discussion Topics:** The Commissioners discussed the placement of the pipes and the importance of filling all holes created in the masonry during installation of the PVC pipes.

**Public Comment:** Kevin H and Meredith Faro, both at 28 Dwight Street, voiced their opposition to the placement of the PVC pipes.

**J. Freeman motioned to deny the application without prejudice. C. Hunt seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**

- **Applicant must repair damage from installation of PVC pipes within thirty (30) days.**



## DESIGN REVIEW

**APP # 22.0979 SE**

**TIME: 5:53PM**

**ADDRESS: 30 DWIGHT STREET**

Applicant: Preston Lemanski

Proposed Work: Replace garden level door.

**Project Representative:** Preston Lemanski was the project representative.

**Documents Presented:** Photos of existing conditions and plans for the proposed work.

**Discussion Topics:** The Commissioners clarified if removal of the transom was necessary to replace the door. They also discussed the proposed hardware for the door and the appropriateness of the light next to the door.

**Public Comment:** There was no public comment.

**J. Freeman motioned to approve the application with provisos. C. Hunt seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**

- **Approval contingent on remediation of violation at 30 Dwight Street**
- **Details of the new door are remanded to staff.**

**APP # 22.0858 SE**

**TIME: 6:11 PM**

**ADDRESS: 789 HARRISON AVENUE**

Applicant: Keenan Brinn

Proposed Work: Install Small Cell facility and replace current light pole to accommodate antenna and equipment box.

**Project Representative:** Keenan Brinn was the project representative.

**Documents Presented:** Photos of existing conditions, plans, and details for the proposed work.

**Discussion Topics:** The Commissioners confirmed that the location of the new light pole would be the same as the current. They also confirmed the color and material of the light pole.

**Public Comment:** There was no public comment.

**C. Hunt motioned to approve the application as submitted. J. Freeman seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**



**APP # 22.0916 SE**

**TIME: 6:23 PM**

**ADDRESS: 750 ALBANY STREET**

Applicant: Keenan Brinn

Proposed Work: Install Small Cell facility and replace current light pole to accommodate antenna and equipment box.

**Project Representative:** Keenan Brinn was the project representative.

**Documents Presented:** Photos of existing conditions, plans, and details for the proposed work.

**Discussion Topics:** The Commissioners reviewed the height of the proposed light pole.

**Public Comment:** There was no public comment.

**C. Hunt motioned to approve the application as submitted. J. Freeman seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**

**APP # 22.0917 SE**

**TIME: 6:29 PM**

**ADDRESS: 660 TREMONT STREET**

Applicant: Keenan Brinn

Proposed Work: Install Small Cell facility and replace current light pole to accommodate antenna and equipment box.

**Project Representative:** Keenan Brinn was the project representative.

**Documents Presented:** Photos of existing conditions, plans, and details for the proposed work.

**Discussion Topics:** The Commissioners had no comments.

**Public Comment:** There was no public comment.

**J. Freeman motioned to approve the application as submitted. C. Hunt seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**

**APP # 22.0918 SE**

**TIME: 6:34 PM**

**ADDRESS: 61-63 BERKELEY STREET**

Applicant: Keenan Brinn

Proposed Work: Install Small Cell facility and replace current light pole to accommodate antenna and equipment box.

**Project Representative:** Keenan Brinn was the project representative.



**Documents Presented:** Photos of existing conditions, plans, and details for the proposed work.

**Discussion Topics:** The Commissioners reviewed the material and color of the proposed light pole.

**Public Comment:** There was no public comment.

**C. Hunt motioned to approve the application as submitted. J. Freeman seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**

**APP # 22.0974 SE**

**TIME: 6:37 PM**

**ADDRESS: 26 WELLINGTON STREET**

Applicant: John Machulski

Proposed Work: Remove non-functioning chimney.

**Project Representatives:** John Machulski was the project representative.

**Documents Presented:** Photos of existing conditions and plans for the proposed work.

**Discussion Topics:** The Commissioners discussed the visibility of the chimney. They also discussed whether or not the proposal was under their purview.

**Public Comment:** Mike R stated that the BLC determined this proposal to not be under their jurisdiction in a previous determination.

**C. Hunt motioned to deny the application without prejudice. J. Freeman seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**

- **If Staff determines the project to not be under the Commission's purview, the proposal is exempt.**

**APP # 22.0948 SE**

**TIME: 6:56 PM**

**ADDRESS: 4 UNION PARK**

Applicant: Mona Bonnot

Proposed Work: Replace existing intercom at garden and first floor level; install electrical box at garden level.

**Project Representatives:** Mona Bonnot was the project representative.

**Documents Presented:** Photos of existing conditions and plans for the proposed work.

**Discussion Topics:** The Commissioners discussed the color of the proposed intercom. They also discussed the visibility of the intercom and electrical box and other possible



locations.

**Public Comment:** There was no public comment.

**J. Freeman motioned to approve the application with provisos. C. Hunt seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**

- **Intercom mounting should minimize damage to masonry. No new holes should be created to mount the intercom.**
- **The electrical box will be continued at a later Hearing.**

**APP # 22.0704 SE**

**TIME: 7:15 PM**

**ADDRESS: 1 CHANDLER STREET**

Applicant: Chris Scovel

Proposed Work: Replace the aluminum storefront system at four openings, with four operable Nanawall window system units.

**Project Representative:** Chris Scovel was the project representative.

**Documents Presented:** Photos of existing conditions, plans, and details for the proposed work.

**Discussion Topics:** The Commissioners discussed the importance of the transoms in the entryway.

**Public Comment:** There was no public comment.

**J. Freeman motioned to approve the application with provisos. C. Hunt seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**

- **Transoms must align with the tops of the other windows on the front façade. A drawing should be submitted to Staff to confirm this.**

**APP # 22.0186 SE**

**TIME: 7:34 PM**

**ADDRESS: 699 MASSACHUSETTS AVENUE**

Applicant: George Burke

Proposed Work: Install handicap lift at rear of building.

**Project Representative:** John Rogers was the project representative.

**Documents Presented:** Photos of existing conditions as well as plans and elevations for the proposed work.

**Discussion Topics:** The Commissioners discussed the layout of the building and entryways. They also explained that the removal of the existing window and replacement with a door needed to be reviewed, although it was not on the application.



**Public Comment:** There was no public comment.

**J. Freeman motioned to remand the application to a subcommittee. C. Hunt seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**

- **Subcommittee to consist of J. Freeman and J. Amodeo.**

**APP # 22.0862 SE**

**TIME: 7:50 PM**

**ADDRESS: 83 MONTGOMERY STREET #3**

Applicant: Michael Dudley

Proposed Work: Replace two double-hung windows with new.

**Project Representative:** Michael Dudley was the project representative.

**Documents Presented:** Photos of existing conditions, plans, and details for the proposed work.

**Discussion Topics:** The Commissioners discussed the cause of the water damage. They also debated if the existing windows were original to the building or not.

**Public Comment:** There was no public comment.

**J. Freeman motioned to deny the application without prejudice. C. Hunt seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**

**APP # 22.0987 SE**

**TIME: 8:01 PM**

**ADDRESS: 40 UNION PARK**

Applicant: Robert Paladino

Proposed Work: Replace all existing original windows with historically accurate double-hung wood windows; new street-level entry door; new window beneath stoop; enlarge existing well in front garden; new dormer structure with new double-hung windows new clapboard siding, and new painted wood trim on existing roof; new roof deck structure with railing system and roof hatch above new dormer

**Project Representative:** Robert Paladino was the project representative.

**Documents Presented:** Photos of existing conditions, plans, and details for the proposed work.

**Discussion Topics:** The Commissioners discussed the history and material of the stoop window as well as whether or not it was original. They also discussed the size and visibility of the dormer and the visibility of the proposed roof deck.

**Public Comment:** The SELDC received eight (8) letters in support of the project.



**C. Hunt motioned to continue the application. J. Freeman seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**

## ADVISORY REVIEW

### **BLC Spring 2022 Intern Presentation**

**TIME: 9:05 PM**

Proposed Work: Demolition by Neglect ordinance recommendations

**Project Representatives:** Claire Foley, Boston Landmarks Commission Intern

**Documents Presented:** Presentation consisting of legislation precedents in other cities and states, legislation recommendations for Boston, and remaining questions.

**Discussion Topics:** The Commissioners discussed possible preventative steps before Demolition by Neglect. They also discussed the need for an official process to evaluate Demolition by Neglect and the role of the Commission in this process.

**Public Comment:** There was no public comment

### **1597 Washington Street**

**TIME: 9:45 PM**

Proposed Work: Parking garage ramps restoration

**Project Representatives:** Matt Spinola was the project representative.

**Documents Presented:** Photos of existing conditions as well as plans and details for the proposed work.

**Discussion Topics:** The Commissioners discussed the visibility of the proposed ramps and roof of the garage cover. They also discussed the materials and colors of the proposed ramps. They felt the garage door didn't fit the character of the South End or the surrounding buildings. They also desired a more permanent structure to be built for the garage door.

**Public Comment:** There was no public comment

## ADMINISTRATIVE REVIEW/ APPROVAL

**C. Hunt motioned to approve the Administrative Review/Approval applications. J. Freeman seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**



- APP # 22.0903 SE** **5 Appleton Street:** Replace seven, non-original aluminum windows with 2-over-2 wood windows.
- APP # 22.0964 SE** **79 Dartmouth Street:** Repair front dormer by removing all rotted fascia board, trim, and window trim and replacing with wood; caulk, prime and paint to match existing.
- APP # 22.0952 SE** **30 Dwight Street:** Repoint front facade.
- APP # 22.0984 SE** **99 East Brookline Street #1:** Replace two non-original wood/clad windows in kind.
- APP # 22.0986 SE** **33 Lawrence Street:** Remove and replace copper gutter to match existing; remove and/or repair/install in kind wood: fascia, gutter fascia, soffit, corbels; paint to match existing painted: window tops, sills, entryway; remove shingles and replace with three-tab shingles, color charcoal or other similar to slate.
- APP # 22.0958 SE** **462 Massachusetts Avenue:** Remove mansard slate, copper gutters, trim and fascia board and replace in kind; paint lintels and sills; spot paint any loose mortar joints.
- APP # 22.0975 SE** **65 Rutland Street**  
Replace four windows at front of building.
- APP # 22.0869 SE** **590 Tremont Street:** Replace two, non-original 2-over-2 windows in kind with new wood windows along with historically accurate window grilles painted to match existing.
- App # 22.0987 SE** **40 Union Park:** Restore existing front door; repair & restore existing stone stoop, including historic iron railings & balustrade; repair & restore wood bay at 2nd Floor.
- APP # 22.0956 SE** **195 West Canton Street:** Restore all front brownstone steps and both brownstone sidewalls to front steps in-kind to match original.
- APP # 22.0685 SE** **53 Warren Avenue #3:** Replace rotted wood on front two dormers in kind.
- APP # 22.0866 SE** **197 West Newton Street:** Brick repointing at front of building and windows; replace bay windows on top floor in kind.
- APP # 22.0934 SE** **61 Worcester Street:** Replace two non-original 2-over-2 double hung windows in-kind; replace exterior grille in putty trapezoid shape.
- APP # 22.0969 SE** **28 Worcester Square:** Replace three non-original aluminum, 1-over-1 windows with wood/aluminum clad 2-over-2 windows.
- APP # 22.0972 SE** **505 Tremont Street:** Replace window awning and signage in line with master plan.
- APP # 22.0974 SE** **26 Wellington Street:** Demo and rebuild existing roof deck in kind; replace roof.



City of Boston  
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Mayor Michelle Wu

## RATIFICATION OF HEARING MINUTES

**C. Hunt motioned to approve the 3/1/2022 hearing minutes. J. Freeman seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**

**Adjourn – 10:38pm**